

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 113 (No. 11) Mako Drive, San Remo, Vic 3925

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$255,000

or range between \$\*

&

\$

### Median sale price

Median price \$363,000

Property type Land

Suburb

San Remo

Period - From June 2019

to

May 2020

Source

RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

1. 12 Norfolk Rise, San Remo	\$284,900	11/02/2019
2. 2 Norfolk Rise, San Remo	\$275,000	27/01/2019
3. 14 Norfolk Rise, San Remo	\$275,000	16/09/2019

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30<sup>th</sup> June, 2020